

# Spring Box Ranch

55± ACRES | KERR COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

Texas Ranch Sales, LLC

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Frontage on FM 3210



Three barns



850± Feet of Lampasas River frontage



Rural water and electricity



3BR/2BA Home



10± Acre productive hay field



Low-fenced



Dinosaur tracks along the river bottom!





Located in the highly desirable Upper Turtle Creek area just outside of Kerrville, Texas, the 55± acre Spring Box Ranch is for sale. The property is located at the dead-end of Ginger road, providing seclusion and privacy from passing traffic. The ranch is just minutes from the amenities of Kerrville, Ingram, and Hunt.

A finished-out and furnished shipping container with a kitchen and bathroom sits just inside the entrance to the property. Additionally, there is a second shipping container for storage and an old cabin. There are multiple excellent home sites with astonishing views of the surrounding Hill Country from a ridge overlooking Turtle Creek. Low fencing surrounds the perimeter of the property.

An 840-foot deep Lower Trinity well pumping 30 GPM and a septic system is located near the cabin. There is a half-acre pond near the center of the property providing water to an abundance of native wildlife. Dense brush covers the majority of the property giving sanctuary to the wildlife.

If you are looking for the perfect Hill Country paradise that provides privacy and serenity with convenience to city amenities, look no further than the Spring Box Ranch.





TURTLE CREEK

TURTLE CREEK

BUSHWHACK RD



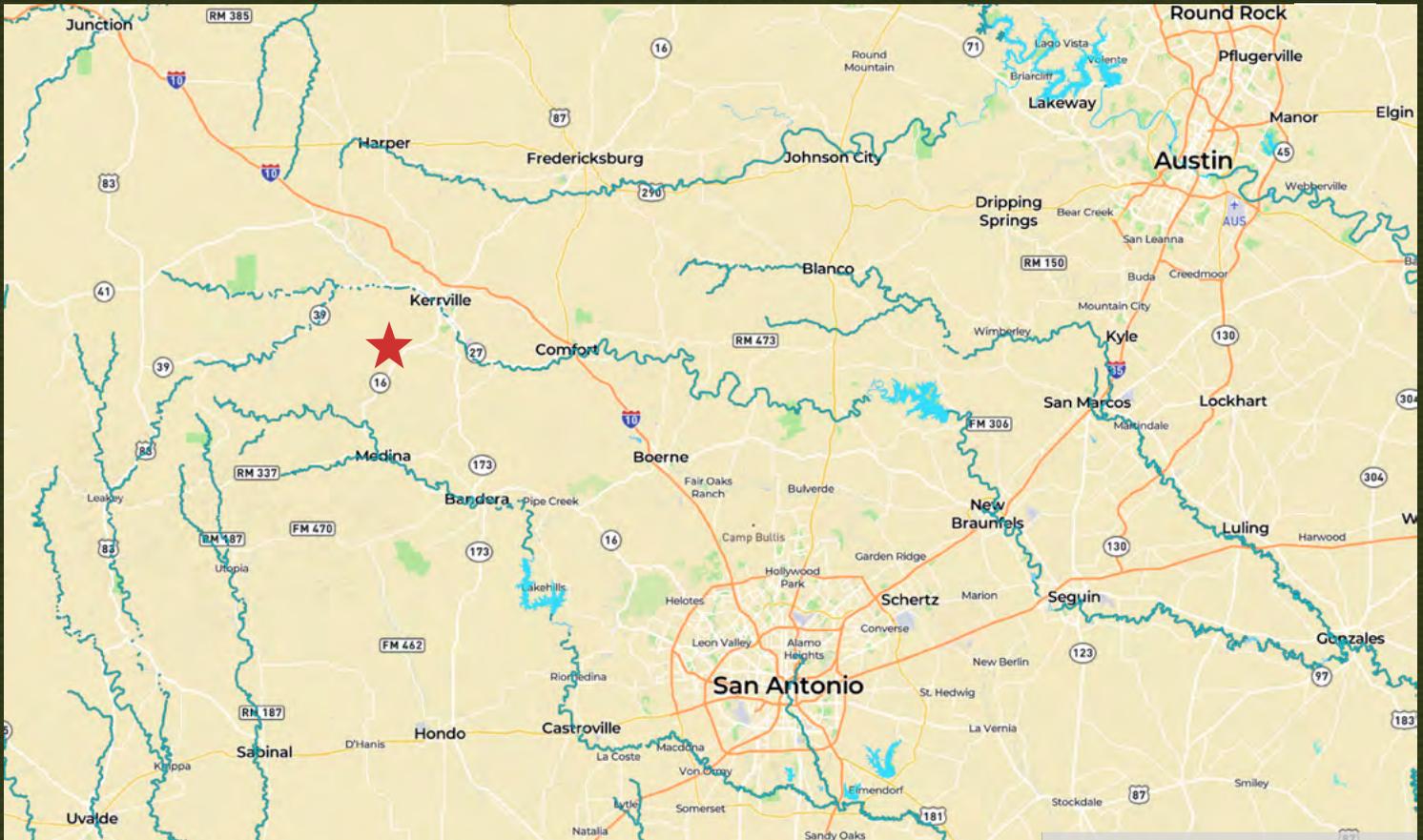
TURTLE CREEK

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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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